
SUMMARY



A Study on the Implications of Vacant Housing Policy

Kang Mina, Kim Geunyong, Kim Hyeseung, Kim Eunran, Im Eunsun, Lee Gyoungju,
Lee Dongheon, Park Heonchoon, Kim Daewuk

Key words: Vacant Housing, Survey of Vacant House, Management System of Vacant House

Housing vacancies are emerging as a serious social issue in Korea, having multiplied rapidly amid declines in the rate of population increase and productive population and the attainment of a 100% housing supply rate. Estimates by Statistics Korea project a continued decline in the Korean population beginning in 2032, and residence vacancies have risen sharply from 790,000 units nationwide in 2010 to 1.07 million in 2015, accounting for 6.5% of all residences according to a 2015 general housing survey.

Vacant residences have a large impact on housing markets and local economies. In addition to the negative social effects resulting from their neglect, the potential for vacancies to increase rapidly amid future trends of population decline and structural aging suggest an urgent need for a paradigm shift in policy and management approaches.

This study seeks to analyze the legal system in connection with housing vacancies, examine the examples of the United Kingdom and Japan, and apply a spatial analysis to vacant residences in specific regions of Korea (the cities of

Daegu and Jeonju) in order to determine the causes of such vacancies and their policy implications. It further aims to suggest policy measures related to vacancy prevention, management, and usage based on opinions from residents in affected regions.

A total of five policy tasks have been identified for the prevention, management, and use of vacant residences: ① preventing an increase in vacancies, ② active market circulation of vacant residences, ③ public use of high-quality vacant residences, ④ suitable management of vacancies (e.g., repair, renovation, or demolition), and ⑤ ongoing surveys of vacancy conditions. Policy proposals in connection with vacant residences are categorized into management and servicing approaches. In terms of vacant resident management, approaches include ① formulating principles for management (assigning responsibility for vacant resident management with the owner, while making the central government responsible for managing and overseeing this, discouraging the occurrence of vacancies, suitably managing those vacancies that do arise, and promoting usage of usable vacant residences); ② creating a system for management (establishing legal and administrative bases for vacant residence management and creating an organized system with executive ability for management, including a vacancy consulting team, vacancy policy promotion and information team, vacancy research team, and vacancy database management team); and ③ conducting vacancy surveys and building a vacancy database (providing a clear definition of “vacant residence,” conducting regular surveys, and managing vacant residence histories). Approaches in terms of vacant residence servicing include ① defining the roles of the central and local government and private sector in servicing and building a cooperation system; ② developing locally customized vacant residence servicing plans; and ③ developing vacant residence response measures connected with urban renewal and “Urban New Deal” efforts.